

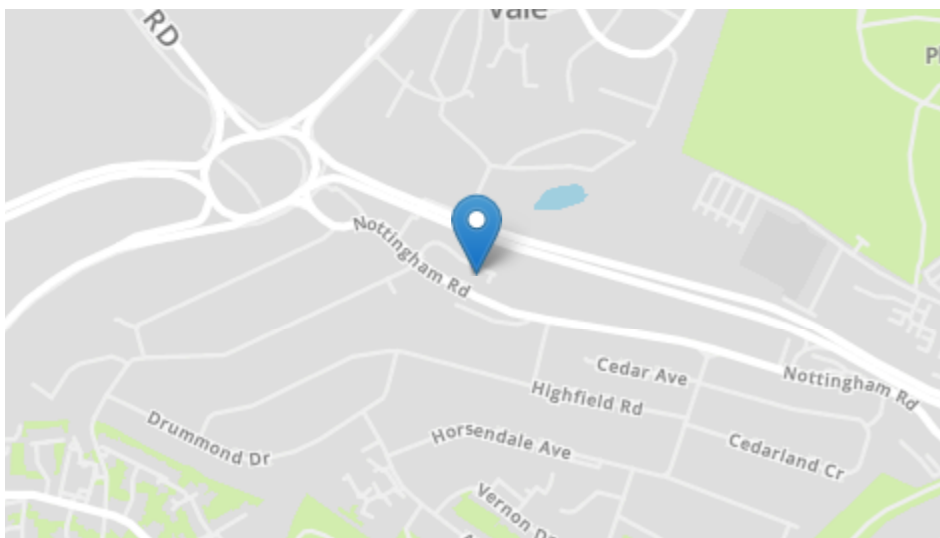
Houghton Close, Nuthall, NG16 1AX

Offers Over £375,000



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want to view?

Call us on 0115 938 5577

Our lines are open 8am - 8pm

7 Days a week

or email

mail@watsons-residential.co.uk

Ref - 26555790



Our Seller says....

- Detached Family Home
- 4 Double Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Driveway & Garage
- Sought After Cul De Sac Location
- Excellent Road & Public Transport Links Including Tram
- Favoured School Catchments

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY

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*** FAMILY FAVOURITE *** This detached home sits at the end of a small Nuthall cul-de-sac of only 12 homes. The generous space (with 4 DOUBLE bedrooms) in a quiet non-estate location, with favoured school catchments and excellent transport links is perfect for families. In brief, the accommodation comprises: entrance hallway, wc, generous lounge, dining room, kitchen. Upstairs, the gallery landing gives access to the 4 double bedrooms and the family bathroom. Outside, the plot has an appealing rear garden and double width driveway with garage to the front to provide good off street parking. The Pheonix Park tram terminus is within walking distance, as is a regular bus service, whilst junction 26 of the M1 motorway is only a couple of minutes drive away. If you are looking for good space in a great location - we challenge you to find a better option than this! Call our sales team now to arrange a viewing and see for yourself.

Ground Floor

Entrance Hall

Wooden entrance door to the front, wood effect laminate flooring, radiator, stairs to the first floor, under stairs storage and doors to the lounge, kitchen, WC and garage.

WC

WC, pedestal sink unit and obscured uPVC double glazed window to the rear.

Lounge

7.03m x 4.24m (23' 1" x 13' 11") UPVC double glazed window to the rear, 2 radiators, sliding patio doors leading to the rear garden and door to the dining room.

Dining Room

4.39m x 3.22m (14' 5" x 10' 7") UPVC double glazed window to the front and radiator.

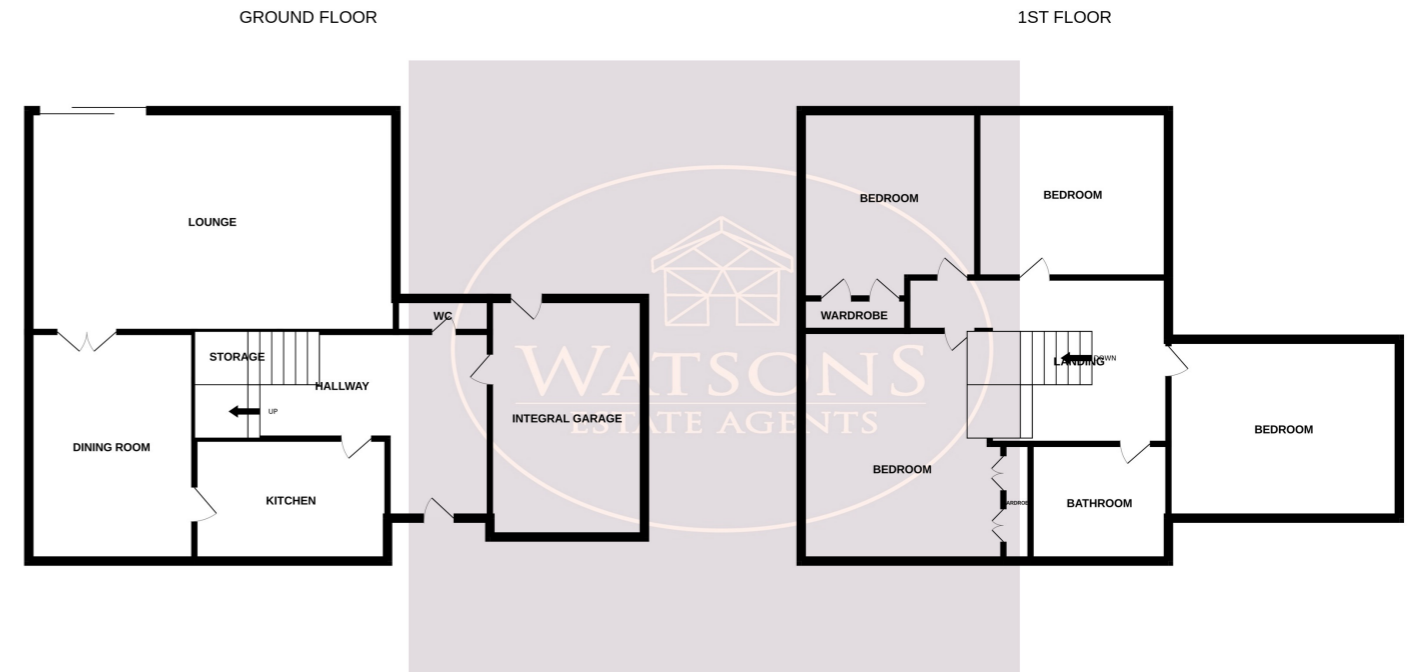
Kitchen

3.7m x 2.43m (12' 2" x 8' 0") A range of matching wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Space for cooker with filter hood over. Integrated fridge freezer, plumbing for washing machine & dishwasher. UPVC double glazed windows to the front & side.

First Floor

Landing

UPVC double glazed window to the side, access to the attic, radiator and doors to all bedrooms and bathroom.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 1

4.41m x 3.2m (3.59m max) (14' 6" x 10' 6") 2 uPVC double glazed windows to the front, built in double wardrobe and radiator.

Bedroom 2

4.4m x 3.4m (14' 5" x 11' 2") UPVC double glazed window to the rear, a range of fitted furniture and radiator.

Bedroom 3

3.36m x 3.17m (11' 0" x 10' 5") UPVC double glazed window to the rear, built in wardrobe and radiator.

Bedroom 4

3.57m x 3.16m (11' 9" x 10' 4") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite comprising: concealed cistern WC, vanity sink unit, corner bath and corner shower cubicle with mains fed shower over. Ceiling spotlights, chrome heated towel rail and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a paved driveway providing ample off road parking leading to the integral garage measuring 5.03m x 2.48m with up & over door, power and housing the wall mounted combination boiler. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs, external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.